

Apartment

Vrsar, Istria



Ref	RE-U-33083
Type	Apartment
Region	Istria > Porec
Location	Vrsar
Front line	Yes
Sea view	Yes
Distance to sea	20 m
Floorspace	85 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 630 000

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Apartment in Vrsar- 1st row to the sea!
Rare offer !

Perched on the western shores of Istria, at the gateway to the Gulf of Lim, lies the enchanting town of Vrsar—a place where the sea unfolds in magical vistas, where vibrant hues and the quintessential charm of the Mediterranean come together in perfect harmony. Steeped in a rich fishing tradition and historical heritage, Vrsar has long been a haven for tourists and artists alike. The untouched splendor of Lim Bay, the bustling marina, and the nearby sports airfield call to adventurers and seekers of thrills.

The medieval heart of Vrsar crowns a hill by the sea, offering from its numerous vantage points a view that lingers in the memory—a panorama of the open sea and the archipelago's 18 islands, scattered like jewels upon the waters. It is a sanctuary for fishermen, a beacon for sailors, and a muse for artists. Even the famed Casanova found delight in Vrsar's allure, a town that continues to inspire those who visit its storied streets.

Now available for purchase is a modernly appointed two-bedroom apartment, perfectly situated in a coveted location, just steps from the sea. Occupying the first floor of a residential and commercial building, the apartment spans a total of 85 square meters. Within, a contemporary open-concept kitchen and dining area lead into a comfortable living room. The two bedrooms offer tranquil retreats, while the bathroom is designed with modern elegance. An attic space offers potential for further conversion into additional living quarters, and outside, a dedicated parking space provides convenience for one vehicle.

This apartment is not just a residence, but an invitation to become a part of Vrsar's enduring story.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
7412 €

Average price/m² of this type
in this region:
5908 €

Median price/m² of this type
in this region:
5908 €

Average price/m² of this type
in Croatia:
5458 €

Median price/m² of this type
in Croatia:
4963 €

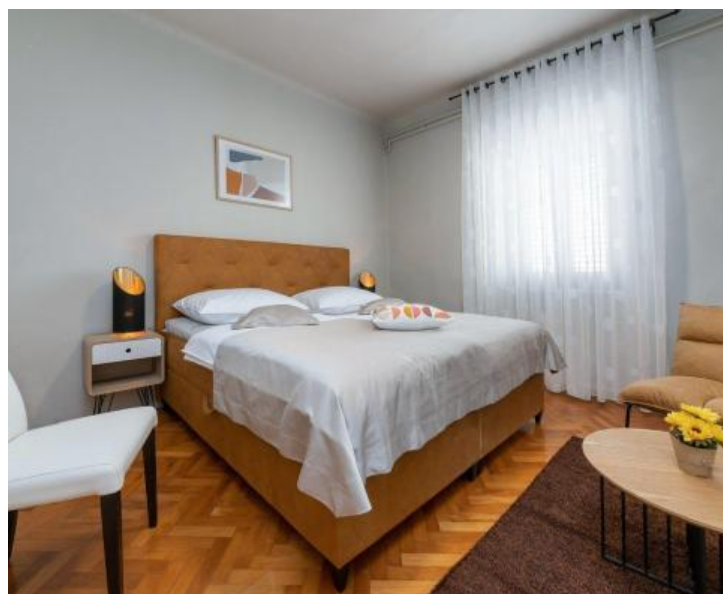
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